

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6a Melrose Street, Cremorne Vic 3121

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$690,000 Property Type Townhouse Suburb Cremorne

Period - From 20/04/2025 to 19/04/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	10 Botherambo St RICHMOND 3121	\$1,320,000	08/04/2026
2	9/31 York St RICHMOND 3121	\$1,300,000	14/03/2026
3	23 Cutter St RICHMOND 3121	\$1,286,000	03/03/2026

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

20/04/2026 16:53



 2  
  1  
  1

**Property Type:** Townhouse (Res)

**Land Size:** 138 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median Townhouse Price**

20/04/2025 - 19/04/2026: \$690,000

## Comparable Properties



**10 Botherambo St RICHMOND 3121 (REI)**

Agent Comments

 2  
  2  
  1

**Price:** \$1,320,000

**Method:** Sold Before Auction

**Date:** 08/04/2026

**Property Type:** House (Res)



**9/31 York St RICHMOND 3121 (REI)**

Agent Comments

 2  
  1  
  2

**Price:** \$1,300,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Res)



**23 Cutter St RICHMOND 3121 (REI)**

Agent Comments

 2  
  1  
  -

**Price:** \$1,286,000

**Method:** Sold Before Auction

**Date:** 03/03/2026

**Property Type:** House (Res)

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